



Engineering, Operations, and Technology Committee

2/9/2026 Committee Meeting

6c

Subject

Update on the relocation of the Santa Monica Feeder within the City of Beverly Hills

Executive Summary

In August 2023, a reimbursable agreement with BH Luxury Residences LLC was executed to relocate Metropolitan's Santa Monica Feeder pipeline to accommodate a significant development in the area. The relocation work was completed, and the pipeline was placed into service in March 2025. In June 2025 and again in August 2025, the developer's shoring system for a large excavation immediately adjacent to Metropolitan's feeder failed, resulting in ground displacement of approximately two feet and subsequent damage to a portion of the relocated pipeline. As a result, a portion of the relocated Santa Monica Feeder is being replaced before it can be returned to service.

Fiscal Impact

None. All project costs are fully reimbursable by BH Luxury Residences LLC.

Applicable Policy

Metropolitan Water District Administrative Code Section 8122(c): General Manager's Contracting Authority in Specified Circumstances, Relocation Agreements

Metropolitan Water District Administrative Code Section 11104: Delegation of Responsibilities

Related Board Action(s)/Future Action(s)

By Minute Item 53435, dated April 8, 2025, the Board authorized an amendment to a reimbursable agreement with BH Luxury Residences LLC for the relocation of the Santa Monica Feeder within the City of Beverly Hills.

Details and Background

Background

The Santa Monica Feeder was originally installed in 1941 and distributes treated water to the cities of Glendale, Burbank, Los Angeles, Beverly Hills, and Santa Monica. The pipeline extends approximately 24 miles in a southwesterly direction, starting at the Eagle Rock Control Tower and terminating at the SMN-1 service connection in the City of Santa Monica. It varies in diameter from 28 inches to 84 inches.

In January 2020, BH Luxury Residences LLC notified Metropolitan of its intentions to develop a project site for mixed-use residential condominiums and retail as part of the One Beverly Hills Project. These new facilities require a relocation of the Santa Monica Feeder. The existing 29.5-inch-diameter welded steel Santa Monica Feeder pipeline is located within a 10-foot permanent pipeline easement that crosses BH Luxury Residences LLC's project site.

In August 2023, a reimbursable agreement was executed with BH Luxury Residences LLC to relocate the Santa Monica Feeder. A majority of the new alignment is located within a fire lane along the west side of

BH Luxury Residences LLC's property, adjacent to the Los Angeles Country Club. Metropolitan obtained a new 15-foot-wide permanent easement for this portion within the private property. The remaining portions of the new alignment are located within public right-of-way along Wilshire Boulevard and Santa Monica Boulevard.

BH Luxury Residences LLC's scope included preparing construction drawings and specifications, as well as retaining a contractor to perform the construction activities for the relocation. Metropolitan's scope for the relocation included technical review of the construction drawings and specifications, preparation of easement documentation, performing submittal reviews and field inspections, conducting the pipeline shutdown, and preparation of the record drawings upon completion of the construction.

In November 2024, a pipeline shutdown for the Santa Monica Feeder was performed to allow BH Luxury Residences LLC's contractor to complete the relocation by constructing the connections between the new pipeline and the existing pipeline. However, the work could not be completed due to an elevation discrepancy between the new and existing pipelines, which was discovered during construction. The discrepancy was the result of the contractor laying the pipeline at a higher elevation than shown in the design drawings. New fittings were fabricated to bridge the distance between the new and existing pipelines. As a result, additional costs were incurred by Metropolitan staff for reviewing additional design drawings, submittals, and documentation for the revised construction plan; surveying to verify the dimensions of the new fittings; and conducting a second shutdown of the pipeline. The developer reimbursed Metropolitan for these costs. The pipeline was placed into service on March 14, 2025, while construction within the maintenance holes and other work related to the relocation continued.

In May 2025, the developer's contractor installed a temporary shoring system parallel to and approximately 30 feet from the newly relocated Santa Monica Feeder to provide excavation support for the construction of their underground parking structure. The shoring system, which supports a 50-foot-deep excavation, consists of soldier piles and lagging with inclined tiebacks (prestressed steel tendons) that extend deep into the ground for wall anchorage.

Shoring Failures Adjacent to Santa Monica Feeder

On June 25, 2025, the developer notified Metropolitan of a shoring failure that caused ground movements and settlements over a 180-foot portion (Zone 1) of the relocated Santa Monica Feeder. The affected feeder segment was immediately isolated and shut down, and the water supply was rerouted to ensure no service interruption to member agencies. As the developer conducted their investigation, a second failure over a 100-foot portion (Zone 2) occurred on August 6, 2025, approximately 150 feet south of the original failure. On October 17, 2025, the developer completed the temporary stabilization of the shoring system by placing earthen berms on the excavated side, which then allowed Metropolitan staff to perform an internal inspection and survey of the pipeline.

Metropolitan's investigation revealed that the ground above the buried pipeline had displaced approximately 1.2 feet horizontally and approximately 2 feet vertically due to the failure of the shoring system. The uneven ground movements imposed high stresses on the pipe segments and joints, resulting in permanent deformations that exceeded the design limits due to the large magnitude of differential settlements. As a result, the relocated Santa Monica Feeder within the affected area, including Zone 1, Zone 2, and the segment connecting the two zones, requires replacement before it can be returned to service. The developer is currently replacing the damaged pipeline.

Santa Monica Feeder Relocation – Repairs

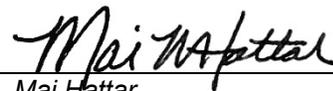
The remaining scope of work for BH Luxury Residences LLC will include the removal and replacement of about 430 feet of 31-inch-diameter steel pipe. The developer will also repair the failed shoring system and strengthen other portions of the shoring system to mitigate the risks of further shoring system failures and impacts to the relocated Santa Monica Feeder pipeline.

Metropolitan forces are performing pipeline shutdown work, including the isolation of portions of the Santa Monica Feeder and member agency service connections, refilling, and disinfection. Metropolitan support activities include construction management and inspection; submittals review, technical review during construction, responding to requests for information, and preparation of record drawings. Other Metropolitan

activities in response to the shoring system failure include shutdown of the Santa Monica Feeder, delivery of flows to the City of Beverly Hills through an alternate connection that includes manual operation of valves for flow changes, flushing to maintain water quality, engineering review of developer’s shoring system remediation, coordination meetings with the developer and the City of Beverly Hills, and engineering review of the developer’s design and construction for replacement of damaged pipe segments. The developer is reimbursing Metropolitan for all associated costs pursuant to the terms of the relocation agreement.

Project Milestone

April 2026 – Santa Monica Feeder returned to service



Mai Hattar
Chief Engineer
Engineering Services

2/3/2026
Date



Shivaji D. Shmukh
General Manager

2/3/2026
Date