Sean O'Brien

General Contractor - Proper Built

Notable Projects & Scope

Texas French Bread
- General Contractor
- 5,000 SF Ground-up Restaurant

Austin Sports Club and Powder Room
- Construction Manager
- Representing Lobos Hospitality

7001 Burnet
- 70,000 SF Mixed-use New Construction

4009 Marathon
- 24,000 SF Office New Construction

2901 South First Street
- Adaptive Re-use

Littlefield Building Modernization
- Over 100,000sf of Historical Remodel

Scarbrough Building Modernization – Over 125,000sf of Historical Remodel:
- New Boilers
- New Electrical Gear with Austin Energy Coordination
- Rebuilt Chiller
- New Custom AHUs
- Main Chase Abatement
- New Plumbing
- Building Controls
- Successful Historical Tax Credit
- Uncovered and Refinished Original Long Leaf Pine Floors
- Micro-pile Design and Installation for Future Building Height Addition

610 Brazos Modernization
- Elevator Modernization
- New HVAC
- New Electrical Power Distribution

Hannig Row
- New Retail Tenants – Dead Rabbit, Eureka
- Remodel and Sound Dampening all Office Spaces
- Gain Historical Approval for New Office Patio Covers

804 Congress

800 Congress

University of Texas
- Biomedical Science

St. Edward's University
- Natural Science Facility

Texas State
- Speck Street Parking Garage

Contact

Phone
512-565-4477

Email
Sean@ProperBuiltAustin.com

Website
ProperBuiltAustin.com

Education

Texas A&M University – Environmental Design with Business Minor
Graduating Class of 2003

History

Vaughn Construction - *5 years*
IE2 Construction - *5 years*
Colina West Real Estate - *11 years*
Proper Built, Construction Services and Consulting - *1 Year*

Sean has been in the Austin real estate and construction industry for 21 years. After studying architecture at Texas A&M University, he graduated with a degree in Environmental Design specializing in Land Development, with a minor in Business Administration.

Following graduation, Sean moved to Austin, Texas and worked for both Vaughn Construction and IE2 Construction over his first 10 years in the industry. During this time, Sean gained a wealth of experience and knowledge of all aspects of Construction Management holding positions in project management, superintendent and estimator, always focused on expanding his experience and customer service.

After 10 years in comprehensive construction management, Sean set his sights on real estate development. In the past 11 years he has run due diligence for asset and land purchasing, while working closely with brokers and at times successfully representing himself. He navigates the permit and development departments at the city, assisting hired consultants such as the MEP, civil, structural engineers and architects to get development permits. He has achieved board of adjustment approval and property rezoning when needed. Sean's vertically integrated skill set that spans all aspects of real estate, development and construction management, accumulated over a 21 year career in the industry, offers expert oversight for a project to go from a land deal to a well-built, income producing asset.