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How AMLI Residential Builds Smarter with Trunk Tools

CLIENT AMLI RESIDENTIAL

CHALLENGE AMLI's onsite teams struggled to quickly access accurate, real-time construction data in the field, slowing productivity and increasing errors.

SOLUTION AMLI implemented TrunkText, an AI-powered Q&A tool that integrates with existing systems to deliver instant, multilingual answers via SMS from millions of pages of project documentation.

Introduction

Since its founding in 1980, AMLI Residential has become synonymous with high-quality luxury apartment communities. Operating over 25,000 apartment homes across eight major U.S. markets, AMLI consistently delivers exceptional service and innovative living spaces. But as the company expanded, managing construction data efficiently became increasingly challenging—particularly for field teams juggling vast amounts of information while working onsite.

To overcome these challenges, AMLI turned to Trunk Tools and their innovative AI-powered solution: TrunkText.

The Challenge

Construction sites generate a staggering volume of data—project documentation, drawings, RFIs, schedules, submittals, and more. For AMLI's onsite teams, accessing accurate, real-time project information was often time-consuming and inefficient. Mike Trenski, AMLI's Director of Construction Technology, described the issue succinctly: "Our construction teams operate at an incredible pace, and we generate a vast amount of data. Retrieving that information quickly in the field was a major hurdle."

These data retrieval issues forced team members to frequently trek back to jobsite trailers, slowing productivity and increasing the likelihood of costly errors or rework caused by outdated or incorrect information. AMLI needed a reliable, field-friendly solution that could deliver instant, accurate answers—without interrupting workflows.

The Solution

After evaluating their options, AMLI selected Trunk Tools' groundbreaking Q&A Agent, TrunkText. Built specifically for the construction industry, TrunkText leverages generative AI to parse, structure, and provide immediate access to critical construction data. Mike Trenski highlighted the immediate appeal: "The moment we saw the demo, we knew Trunk Tools was something special. Its ability to deliver real-time, actionable data stood out immediately as a game-changer."

TrunkText uniquely integrates directly with AMLI's existing project management tools, instantly digitizing and structuring millions of pages of project documentation into easily searchable data. Field personnel now ask questions via simple SMS messages, receiving precise, documented answers within seconds—without ever leaving their location. Additionally, TrunkText provides answers in multiple languages, ensuring that diverse workforces communicate effectively and accurately.

The Results

Implementing TrunkText was seamless for AMLI. The "plug and play" nature of the platform meant minimal disruption to ongoing projects, with immediate benefits realized by teams onsite. "The implementation was almost plug and play, providing immediate value," Mike confirmed. "Our teams saw the benefits from day one."

Since adopting TrunkText, AMLI has significantly streamlined onsite workflows, reducing the time required for field staff to locate critical information by 1-2 hours per user, per day. This newfound efficiency has dramatically reduced rework—historically a significant cost-driver—by ensuring workers always have current and accurate data. AMLI has already standardized TrunkText across all its projects, reflecting the platform's clear, immediate value.

More than just efficiency, TrunkText has empowered AMLI's field teams, allowing them to focus more on building and less on administrative tasks. Mike emphasized the transformative impact: "Trunk Tools has been invaluable in parsing through data quickly, making it easier for everyone to stay on top of their tasks."

By partnering with Trunk Tools, AMLI is now equipped with a powerful, scalable solution built specifically for construction's unique demands, ensuring they remain leaders in both innovation and excellence for years to come.

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Director of Construction Technology, AMLI