



Joint Use Space Fact Sheet

Effective October 2023, PBS customer rent bills will no longer include “joint use space” as a line item. This space will now be included in the rentable square feet (RSF) line item. This fact sheet defines joint use space and explains how it factors into PBS customers’ rent bills.

Background

Joint use space comprises amenities provided in federal or leased buildings such as childcare centers, fitness centers, and shared conference rooms. More information about [PBS’ Rent Pricing Policy can be found here](#).

While joint use space has long been a rent component on PBS bills, this space is considered *building common* space in the commercial real estate environment. Building common is defined as the area of the building that provides services, support, and horizontal circulation to building occupants. Space assigned to a tenant is not included in the calculation of the building common area.

The new Occupancy Agreement Space Inventory System (OASIS) allows PBS to better align space use with traditional private sector practices, including rolling joint use space into the RSF.

Approach

To better align with commercial sector practices and the new software system (OASIS), PBS moved the joint use square footage to building common space. This shift increased the RSF and the rentable/usable (R/U) factor. The R/U factor is the conversion factor used to convert usable square footage (the space occupied by the tenant agency) to rentable square footage (the space for which the tenant agency is charged). In effect, the rent amount moved from the joint use billing line to the RSF-based components (shell and operating). This change to the rent is minimal. The following example provides an illustration, by component, comparing a previous OA with joint use space (middle column) with the new OA that moved the joint use square footage into building common space (right column)

Example

Component	Old OA w/JU	Current OA w/JU sqft added to Bldg Common
JU Charge Basis Sqft	500	0
USF	23,000	23,000
RSF	32,500	33,000
R/U	1.41	1.43
Shell Rent Monthly	\$31,850.00	\$32,340.00
Shell Rate Monthly	\$0.98	\$0.98
Operating Rent Monthly	\$15,600.00	\$15,840.00
Operating Rate Monthly	\$0.48	\$0.48
JU Rent	\$930.00	\$0.00
Total Rent	\$48,380.00	\$48,180.00

- In this example, the 500 sqft of joint use space on the old OA has been added to the RSF total as building common.
- The usable square footage remains the same.
- The R/U factor increases slightly from 1.41 to 1.43, which then leads to a slight increase in monthly shell rent and monthly operating rent.
- The joint use (JU) rent charged separately in the old OA is eliminated.
- The net change in the monthly rent bill is a reduction of \$200.00.
- This is just one example; in our analysis prior to instituting this change, most OAs increased or decreased by a similar negligible amount.

Joint Use Space and the PBS Rent Bill

The September rent bill showed a single joint use charge for one unit (rather than by square footage). The October rent bill will show the new rentable square footage with the new R/U factor.

Note: there was a data anomaly in April 2023 that removed joint use space from some rent bills. The joint use space was replaced in the May bill for most OAs¹. At that time, we also corrected the R/U factors for buildings that had grown out of alignment over time². To analyze the difference between the prior bills with joint use and the current ones with building common, comparing the March 2023 rent bill with the October 2023 rent bill will provide a more accurate assessment³.

For more information, please contact pbsoasis@gsa.gov

¹ Some OAs with a small amount of joint use space were not updated.

² The new rent may not be revenue neutral for OAs that received a corrected R/U factor in May 2023.

³ Individual OAs with community joint use, an uncommon space type, may see a variance.