Health and Human Services

Iowa Department of Health And Human Services

CHILD CARE CENTER ANNUAL EVALUATION

Name of Center: Hope West Des Moines Children's Center

Provider No.: 35671

Address: 925 Jordan Creek PKWY, West Des Moines, IA, 50266

County: Polk

Director's Name: Emma Manning

On-Site Supervisor: Kerri Gearhart and Danielle Kelly

Phone Number: 5154229153

E-Mail: emma.manning@hopewdm.org

HHS Visit Date: 06/08/2026

Licensing Period: 07/01/2025 to 07/01/2027

Fire Inspection:

Date Inspected: 01/16/2026

Comments: West Des Moines Fire Marshal. Fire Marshal inspections are due at least every three years per licensing. The City of West Des Moines typically does annual inspections.

Report Visit Type:

- [ ] PTO
- [X] Licensing Visit
- [ ] Drop In
- [ ] Administrative Change

License Type:

- [X] Full
- [ ] Provisional

Quality initiative:

Quality Rating: 2

- [ ] Accrediation

Program Duration:

- [X] Year-Round
- [ ] School Year
- [ ] Summer Only

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HOURS:	*Year-round*	*School-Year*	*Summer Only*
Sunday			
Monday	7:30 AM to 5:30 PM		
Tuesday	7:30 AM to 5:30 PM		
Wednesday	7:30 AM to 5:30 PM		
Thursday	7:30 AM to 5:30 PM		
Friday	7:30 AM to 5:30 PM		
Saturday			

Program Population Served:

- [X] Infant(0-<24 Months)
- [X] Toddler
- [X] PreSchool
- [ ] School Age
- [ ] All Ages

LICENSE CAPACITY	Infants	2 Years	Preschool	School-Aged	Capacity
General	29	20	76	0	125
Summer					0

1. Basic Overview

A licensing inspection was conducted on 6/8/26. The director was present throughout the inspection. The director's supervisor was present at the end of the inspection.

All areas of the program were observed. These areas observed consisted of classroom observations and activities, ratios, nutritional practices, health and safety practices, playground observation, field trip and transportation practices, and administrative review.

Hope West Des Moines Children's Center (formerly known as Lutheran Church of Hope Daycare) is a center that opened on 6/24/11 within Lutheran Church of Hope in West Des Moines. Hope West Des Moines Preschool (formerly known as New Horizons Preschool) is also located within the church. The center is overseen by a Church Board. Emma Manning is the new director as of 11/2025. Emma has a BA degree and has past experience in child care, including as a teacher in a classroom at this center prior to becoming the director. Kerri Gearhart and Danielle Kelly are the on-site supervisors and meet the qualifications for their positions based on education, experience, and/or professional development training completed.

The center serves children six weeks in age to five years in age. The center is using seven classrooms (approved for eight). The center uses the Creative Learning Curriculum, Ages and Stages, and Iowa Early Learning Standards (IELS) with children. On the day of the inspection, there were a total of 74 children enrolled at the center.

Capacities of classrooms are as follows:
Room 132: 24

Room 131: 20
Room 100: 17
Room 101: 18
Room 102: 17
Room 103: 15
Room 104 (infants in cribs): 14

NUTRITION: The center serves children an AM snack, lunch, and a PM snack. Meals are prepared in-house within the church kitchen. Children eat their meals in their classrooms at the child-size tables and chairs. The menu posted met CACFP guidelines. There was one issue with food storage in a small refrigerator in the four/five year old classroom as something had spilled.

TRANSPORTATION/FIELD TRIPS: It was noted previously that the center does not go on field trips other than walking field trips on campus. The center also brings in agencies for presentations to children.

PLAYGROUND: The center playground is connected to the church/center. It consists of a climbing structure. Wood chips are now used for surfacing and there are outdoor playground mats at the base of slides. The building provides some shade. Monthly playground inspections are being conducted. The center may also go for walks on church grounds. There is also a large indoor room that the children can use when weather doesn't permit outdoor play.

During the inspection, children were observed being held while being bottle fed, napping in cribs, washing their hands, eating lunch, and lying down on their cots for afternoon naps. Children questioned gave specific answers as to where they relocate to for monthly fire and tornado drills. Staff stated diapering changing tables are disinfected after each use. Toys, tables, and other classroom equipment are being cleaned and sanitized daily.

For more difficult child behaviors, the director stated she stresses with her staff supporting each other, being team players, and also stresses the importance of communication among each other, with children, and with children's parents. The director stated she talks to her staff about knowing when they need a short break and to be sure to ask for assistance when needed.

2. Identify Observed Strengths of the program

The center was very clean, bright, and well-decorated. The church/center also has their own janitorial staff.

Carpets are being shampooed ever other week in all classrooms (quarterly is National standards).

The center classrooms sends out a monthly newsletter to parents. The center also uses the Bright Wheel app for forms, checklists, communication with parents, etc.

The center has a washer and dryer on site as well as a commercial dishwasher within the church that can be used as needed.

The center uses a walkie-talkie system between classrooms and areas used by the center.

Ratios in the infant room are kept at one staff to every three children which goes above minimal state regulations of one staff to every four infants.

The center has access to a large indoor classroom area that they can use for bad weather days.

The center has a preschool component.

The director is organized.

The director believes the center has a good group of staff who work well together and that the center has a good working relationship with other church personnel as a whole.

There is a food service program within the church/center that provides lunches for the center.

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There is a camera system in place.

Staff and children files were nicely organized.

Enrollment has increased over the past year.

There is a staff recognition program in place. Staff are also eligible for certain benefits.

The center participates in IQ4K which is a voluntary program based on best practice.

Several staff members are involved in the TEACH and WAGES programs.

A big renovation took place within the past year and the center now has their own wing where all classrooms are in the same area and both adjacent areas have secure entrances.

3. Identify the aspects that fall below the standard

109.11(3)a: Center shall ensure that: Facility and premises are sanitary, safe, and hazard free. Sufficient lighting shall be provided. Sufficient ventilation. Sufficient heating. Sufficient cooling. Equipment placed in the program area is maintained so as not to result in injury to the children.
1. There was a dangling cord issue in one of the three year old classrooms. THIS IS A REPEAT ISSUE FROM LAST YEAR.
2. Two child-size couches need to be repaired and/or replaced as discussed at the inspection in the three year old classroom.

109.13(5)b: Sanitary and safe methods in food preparation, serving, and storage sufficient to prevent transmission of disease, infestation, and spoilage are followed. Staff preparing food that have injuries on hands wear protective gloves. Staff serving food use clean serving utensils and have clean hands/wear protective gloves.
A refrigerator in the four/five year old classroom needs to be cleaned as something had spilled.

4. Any corrective action plans, provisional license, and safety plans-steps to get into compliance

N/A.

5. Special Notes/Recommendations

Radon testing was last completed 6/23/21 - 6/24/21. All classrooms came back with radon levels below the 4.0 cutoff. Because levels were below 4.0, the center can move to testing for radon at least every five years now. So long as radon levels remain below 4.0, they can remain on a five year plan. If at the next testing, levels in any classroom come back 4.0 or higher, the center will have to have a mitigation plan, retest, and at least temporarily move back to testing every two years. RADON TESTING IS DUE AGAIN IN JUNE 2026 (THIS MONTH).

The current boiler inspection on file expires at the end of 5/2027.

I-Power was discussed at the visit. It appears all staff have I - Power profiles and training is being uploaded.

Hand washing signs should be posted by all sinks the center uses.

It is recommended the food menu also be posted on the main parent board. It is currently in classrooms and on Brightwheel.

The food allergy action plans should also be kept in individual classrooms.

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Date: 06/09/2026

HHS Licensing Consultant: Nate Knepper

Non-compliance with any of the mandated regulatory requirements listed above may lead to the cancellation or revocation of your Child Care License. Please take steps necessary to completely address each of the violations noted above.

Child Care Resource and Referral is an excellent resource for providers to access training options and support in your area. You can reach Child Care Resource and Referral at **https://iowaccrr.org**.