Health and Human Services

Iowa Department of Health And Human Services

CHILD CARE CENTER ANNUAL EVALUATION

Name of Center: Building Bright Beginnings

Provider No.: 21572

Address: 202 Byron AVE, Waterloo, IA, 50702

County: Black Hawk

Director's Name: Sami Stamatiades

On-Site Supervisor: Debi Wilson

Phone Number: 3192876094

E-Mail: bbbsami@hotmail.com

HHS Visit Date: 03/04/2026

Licensing Period: 04/01/2025 to 04/01/2027

Fire Inspection:

Date Inspected: 11/24/2025

Comments:

Report Visit Type:

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

License Type:

- [X] Full
- [ ] Provisional

Quality initiative:

- [ ] Accrediation

Program Duration:

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

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

Program Population Served:

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

LICENSE CAPACITY	Infants	2 Years	Preschool	School-Aged	Capacity
General	23	4	11	6	44
Summer					0

1. Basic Overview

On 03/04/26 I made an unannounced off year licensing visit to Building Bright Beginnings in Waterloo. I met with Sami Stamatiades, the owner and director. She has owned and operated the center since December 2001, but she had been employed at the center since September 1996. Debi Wilson is the on-site supervisor. Ms. Wilson has been employed at the center since 1996 and she is the lead teacher in the infant room. There are twelve staff members employed by the center, including Ms. Stamatiades.

Building Bright Beginnings operates out of a free-standing building. It operates from Monday through Friday 5:30 am until 5:30 pm. There are currently 45 children enrolled in the center. The program serves infants through school-aged children.

The center operates out of three rooms. An inspection of each room was completed. Windows provide natural lighting for two of the rooms and one room uses artificial lighting. The preschool room is decorated with posters to assist the children with the learning process, such as the alphabet, shapes, colors and numbers. The children's birthdays were posted. There is an area for circle time.

The centers observed on the day of the licensing visit include library, blocks, table toys, games, puzzles, transportation, art, dramatic play, writing, math, woodworking, sensory table, and music. Centers were arranged in a manner that allowed easy movement between activities, but it also allowed for clear supervision by staff members. Materials were in good condition. The materials are located at child level, so they are easily accessible to the children.

The center uses the Creative Curriculum as a guide in creating lesson plans but also implements other resources. The center prepares activities based on weekly themes. The themes are the same for the entire center. Lesson plans were posted and

available for review.

Daily sheets are maintained on children under the age of two.

Cribs are used to nap for infants and cots are used for the older children.

There was a phone with a posting of the emergency numbers on each level that included the center's address and phone number. Emergency fire and tornado procedures and evacuation diagrams were posted by all the main program doors and outdoor exits throughout the center. A daily schedule was posted on the parent board and in each room.

I reviewed documentation of monthly fire and tornado drills. I reviewed documentation of monthly playground inspections. The radon test was completed in February 2025 and is good for five years. Results were within EPA guidelines. The fuel burning inspection was completed and no concerns were noted. A carbon monoxide detector was on site on each level. On the upper level it was in the landing outside the infant room and on the lower level it was on a shelf by the furnace room. Outlets were protected. The fire marshal inspection occurred on 11/24/25.

The center does not participate in the Child and Adult Care Food Program (CACFP) but does follow the guidelines. There is a kitchen on-site where meals are prepared. Tammy Engelhardt is the cook, and she also helps in the classrooms. The center serves breakfast, lunch and a morning and afternoon snack. The meals are served in the classrooms. Staff members prepare the plates for the children and all dishes are returned to the kitchen and washed using the three-step method. Menus are on a six-week rotating schedule. Menus and allergies were posted.

Parents provide the formula, cereal and jar baby food for the infants. The center does not provide any food until they are on table food. The infant room has highchairs for the younger children in the room and the older children sit at a small table. The highchairs had working safety straps. Bottles are returned to the kitchen to be washed.

The kitchen was observed to be clean and organized. There was one refrigerator and a chest freezer, and each had thermometers. Food was stored according to NHSPS guidelines. There is also a small closed off area in the infant room where staff prepare the food and formula. There is a refrigerator in this area and thermometers were present.

The center uses bleach and water to sanitize the food tables and disinfect the diaper changing tables. Bottles were clearly labeled. I observed diaper changes and proper procedures are followed.

The center has a fenced-in playground area. Rubber mulch is used for surface cushioning. The play area has slides. a tunnel, teeter totter, playhouses, a small merry-go-round, basketball hoops, a sensory table, a climbing dome, transportation toys and a stationary train for the children to play on. There is a picnic table and benches for the children to rest. There is also a small grassy area with a playhouse.

The parent information is located on a bulletin board inside the entrance. The mandatory reporter, childcare consultant and the handbook availability were posted. The license was conspicuously hung. A no-smoking sign was posted at the entrance.

2. Identify Observed Strengths of the program

I said this last year also, but it remains true. This center has several long term staff members who have worked together for many years. They have great teamwork and long term relationships with families. They provide a feeling of "family" in the center. Ms. Stamatiades is committed to the program and the families she cares for.

I observed staff members interacting with the children at their level. Saff members were actively engaged in playing with the children, singing with the children and dancing with the children. In the infant room staff members were nurturing and attentive. They worked on tummy time and were quickly responsive to the children's needs. Staff members each appear to have roles in the rooms and they do them without being asked. They set timers to make sure the sanitizers are on the food tables as long as mandated. In the room for the older children, they went over flashcards for letters and colors. Staff members are flexible with their schedules and patient.

Ms. Stamatiades states the parents they serve make referrals to other families. They recently had a nice post on Facebook

and they received positive feedback.

Ms. Stamatiades states the center maintains its staff members.

Ms. Stamatiades states they received a scholarship that is allowing all the staff members to go to Des Moines for a training. They will go down on Friday night and have the training on Saturday. The scholarship covers gas, mileage, hotel and food. Ms. Stamatiades states there is a training on autism and how to keep children learning, comfortable and happy. There is also one for employee burnout and how to avoid it. She states they are all looking forward to that weekend.

Ms. Stamatiades states the center is a bus stop for Kittrell Elementary and it is a bus stop for one child that attends Lou Henry Elementary.

Ms. Stamatiades states that for their parents who are teachers, they only have to pay for the school year and they will save their spot if they pull their children for the summer.

Ms. Stamatiades states they received a $7000 grant from West Minister Church. They purchased new highchairs and gave staff members a bonus. They are also going to purchase new shelving and an awning for the playground for shade.

Ms. Stamatiades states West Minister Church members volunteered at the center and they painted the outside of their buildings, cleaned windows and donated toys. They provided all the children with a gift bag for the holidays.

The program is in a secure building and there are cameras in the classrooms and stairway.

3. Identify the aspects that fall below the standard

There are no citations.

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

N/A

5. Special Notes/Recommendations

A full license is issued for the remainder of the licensing period. All HHS licensing standards and procedures must be maintained during the renewal period.

Targeted Assessment: Behavior Management:
I discussed with Ms. Stamatiades, the director, their oversight of behavior management related to helping childcare staff: 1) Understand expectations, 2) managing frustrations, 3) monitor performance. Ms. Stamatiades states she has not had any problems around this area. She states at times she hears raised voices and she reminds staff members not to use their loud voices and that voices carry. Ms. Stamatiades states they have AEA, HHS, and the nurse in and out of their building and staff members can talk with these professionals for ideas. Ms. Stamatiades states she goes over the employee handbooks and makes sure staff members are taking their training hours. Ms. Stamatiades states if she hears raised voices she will step in and give staff members a break. She states she monitors the situation by being at the center day in and day out, every day. She moves between the upstairs and the downstairs. She states she has never had to discipline a staff member for being inappropriate.

Date: 03/12/2026

HHS Licensing Consultant: Becky Frost

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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**.